

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, March 26, 1996, the Zoning Administrator approved with conditions two variances and a special permit modification to reduce the rear yard setback and increase the lot coverage for a room addition to a single family residence for the project known as Z95-115. Findings of Fact and conditions of approval for the project are listed on pages 4-5.

Project Information

- Request:
1. Zoning Administrator Variance to reduce the required rear yard setback from 15 feet to 7.5 feet for a room addition on an existing single family residence on 0.10± developed acres in the Single Family Alternative (R-1) zone.
 2. Zoning Administrator Variance to increase the allowed lot coverage from 39 percent to 42.3 percent.
 3. Zoning Administrator Special Permit Modification for a room addition to an existing single family residence.

Location: 549 Franesi Way

Assessor's Parcel Number: 237-0610-044

Applicant: Pacific Builders (Rick Degen) 5421 84th Street Sacramento, CA 95826	Property Owner: Edwardo and Erlinda Antonio 549 Franesi Way Sacramento, CA 95838
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General Plan Designation: Low Density Residential (4-15 du/na)

North Sacramento

Community Plan Designation: Residential (7-15 du/na)

Existing Land Use of Site: Single Family Residence

Existing Zoning of Site: Single Family Alternative (R-1A)

Surrounding Land Use and Zoning:	Setbacks	Required	Proposed
North: R-1A; Vacant	Front:	22'	22'
South: R-1A; Single Family Residence	Side(E.):	5'	5'
East: R-1A; Single Family Residence	Side(W.):	5'	5'

West: R-1A; Single Family Residence Rear: 15' 7.5'

Property Dimensions:	45 feet x 100 feet	
Property Area:	0.10± acres	
Square Footage of Buildings:	Existing House/Garage-	1,996 square feet
	Sun Room Addition-	143 square feet
	Total-	2,139 square feet
Height of Building:	Two Story, 20 feet	
Exterior Building Materials:	Stucco and Horizontal siding	
Roof Materials:	Tile	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	

Project Plans: See Exhibits A-E

Previous Files: P89-121

Background Information: On September 27, 1989 the Planning Commission approved several entitlements including a Special Permit to develop 55 petite homes (P89-121). The homes were required to have varying front setbacks and standard rear and side yard setbacks.

Additional Information: The applicant initially requested to a construct a 143 square foot sunroom at the rear of the house that would encroach 7.5 feet in to the rear yard setback area and increase the total lot coverage from 39 percent to 42.3 percent. The single story sunroom was proposed to be 9.5 feet deep and 15 feet wide and constructed out of glass. The Zoning Ordinance requires a minimum 15 foot rear yard setback and a maximum lot coverage of 40 percent. The applicant requested a variance to these requirements.

The existing two story house is part of an R-1A petite lot subdivision. A Special Permit Modification was also required to allow a variation on the approved floor plans.

The adjacent property owners affected by the proposed addition were notified and signed letters supporting the project. The project was noticed and staff did not received any calls concerning the project.

Zoning Administrator Hearing The project was originally heard at the March 12, 1996 Zoning Administrator Hearing. The Zoning Administrator indicated to the applicant and owner who were present at the meeting that the proposed sunroom addition would be denied; however, an open patio cover addition could be supported due to the design of the subdivision. The Zoning Administrator continued the project for one week to allow

the applicant and owner to discuss the patio cover addition option. The project was continued for one more week at the March 19, 1996 hearing because neither the owner or applicant were present at the hearing. At the March 26, 1996 hearing the applicant indicated the owner's willingness to change to a patio cover addition.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15305(a)}.

Conditions of Approval

1. There shall be no further expansion or addition of other structures in the rear yard setback area.
2. Size and location of the structure shall conform to the site plan submitted. The proposed patio addition (patio cover elevations) shall be submitted to Planning staff for review and approval prior to issuance of building permits.
3. The applicant shall obtain all necessary building permits for the existing patio cover.
4. The patio area shall never be enclosed.

Findings of Fact- Variances:

1. Granting the variance does not constitute a special privilege extended to an individual applicant in that a variance would be and has been granted to other property owners facing similar circumstances.
2. Granting the variance request does not constitute a use variance in that the single family dwelling is residential use that is permitted in the Standard Single Family (R-1) zone.
3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the patio cover will allow recreational use of the rear yard while still permitting open space;
 - b. there is still adjacent rear yard area;
 - c. the proposed patio addition will not substantially alter the characteristics of the site or the surrounding neighborhood; and
 - d. the subdivision was created with limited usable rear yard area that would not permit any type of patio cover without variance.

4. The project is consistent with the General Plan and the North Sacramento Community Plan designations which designate the subject site as Low Density Residential (4-15 du/na) and Residential (7-15 du/na) respectively.

Findings of Fact-Special Permit Modification:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. an open patio addition allows for recreational use of the rear yard area without increasing the living area; and
 - b. adequate open space will be available.

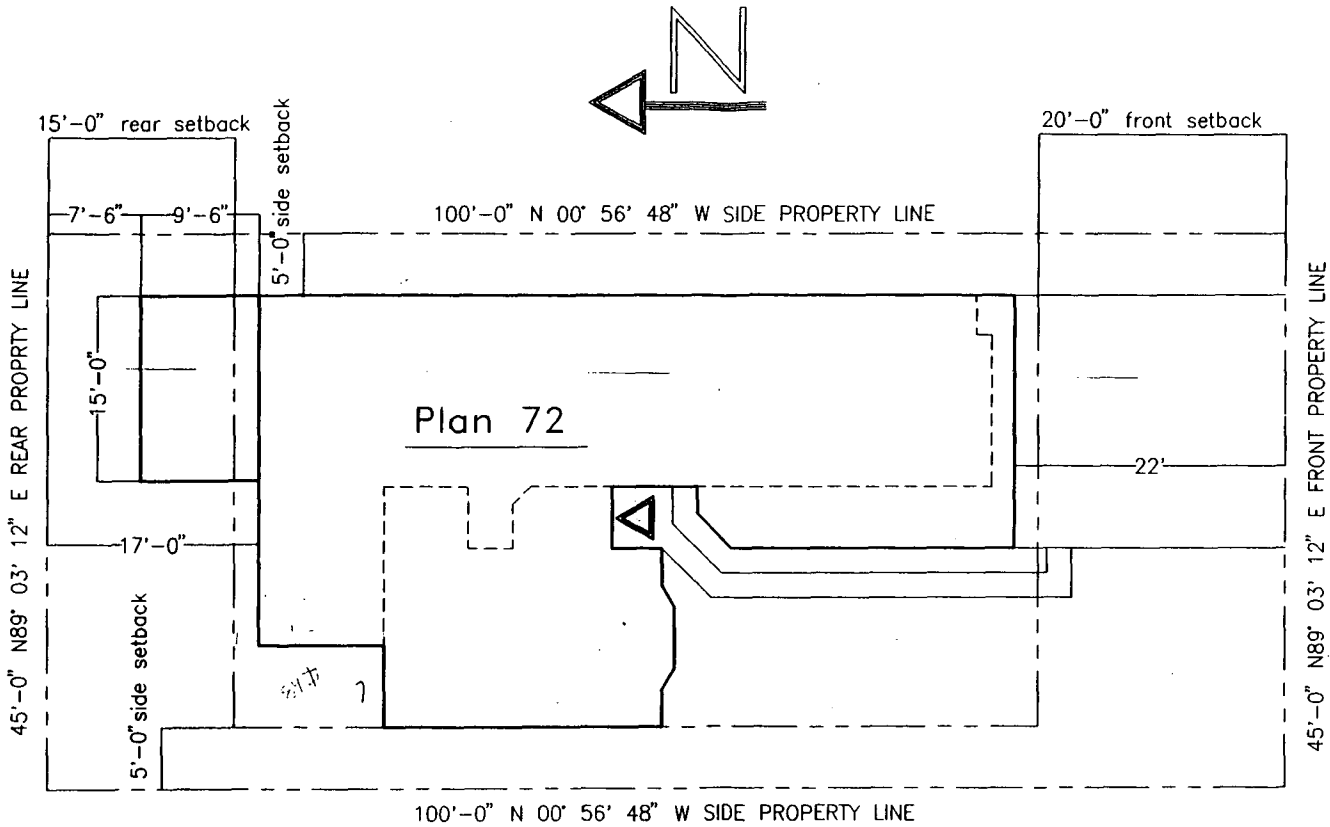


Joy D. Patterson
Zoning Administrator

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File 
Applicant 
Owner 
ZA Log Book 

Area 4) 0.05% = 1600 sq ft
(1600 sq ft)
Area 5) 0.05% = 1400 sq ft
(1400 sq ft)



MARCH 19, 1996

PLOT PLAN

scale 1"=10'

LOT #44
WILDFLOWERS AT NORWOOD
CEDARLEAF SUBDIVISION
ERGOS DEVELOPMENTS

NOTES: PARCEL # 237-0610-044
LOT AREA 4356 SQ.FT
HOUSE AREA 1996 SQ. FT
POR. SEC 11 RANCHO DEL PASO
SEE ATTACHED ENGINEERING FOR ATTACHMENT DETAILS

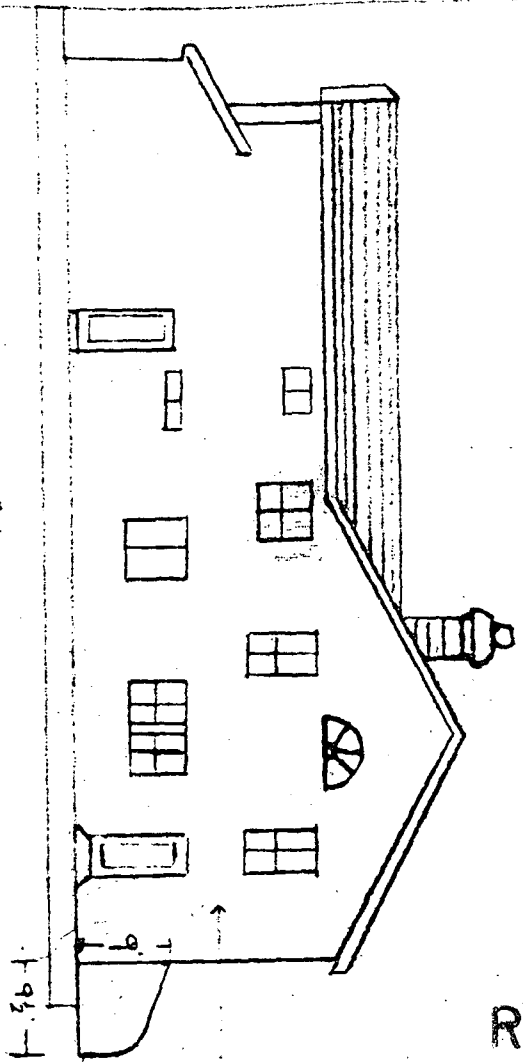
RECEIVED

FEB 07 1996

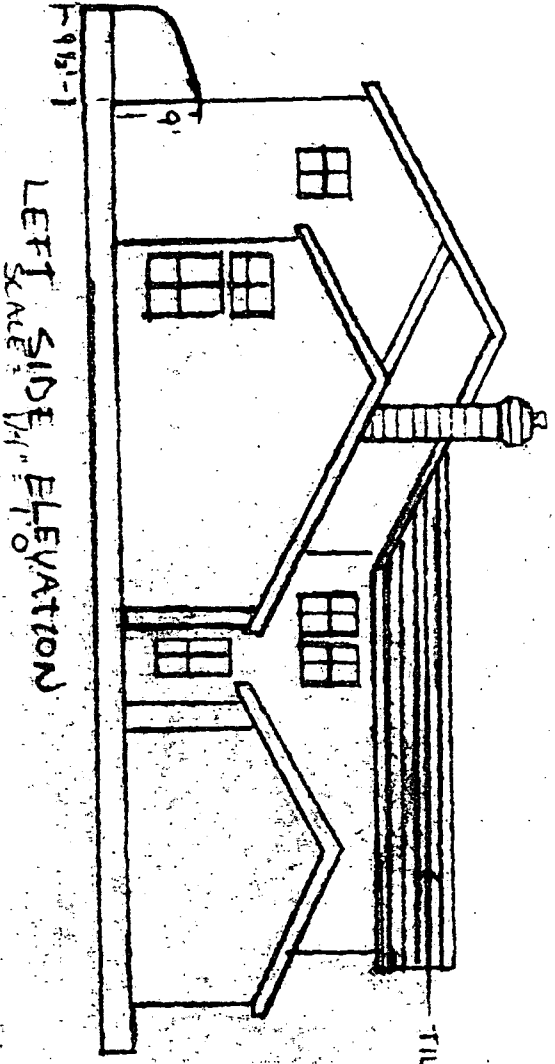
CITY OF SACRAMENTO
CITY PLANNING DIVISION

795-115

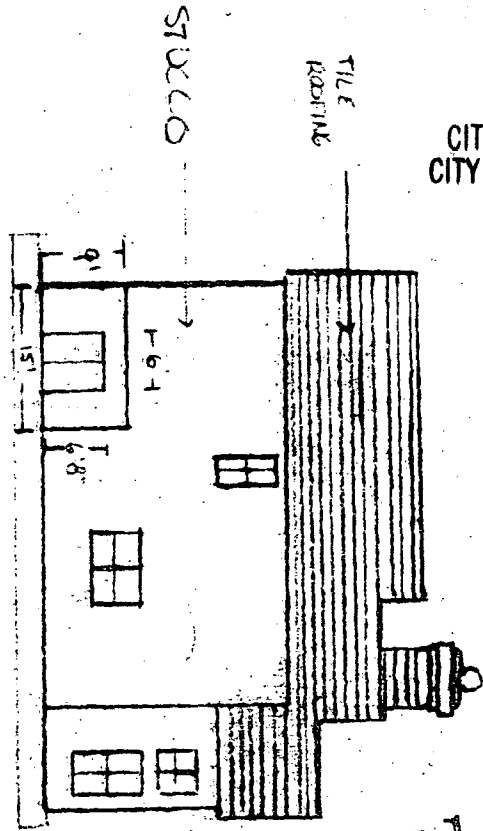
511-562



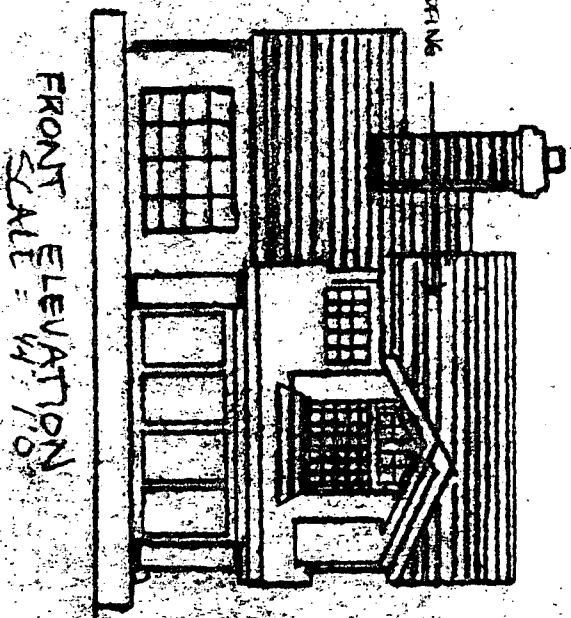
RIGHT SIDE ELEVATION
SCALE = 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE = 1/4" = 1'-0"



REAR ELEVATION
EXISTING WINDOWS TO BE REPLACED
WITH A 6' x 6' 8\"/>



FRONT ELEVATION
SCALE = 1/4" = 1'-0"

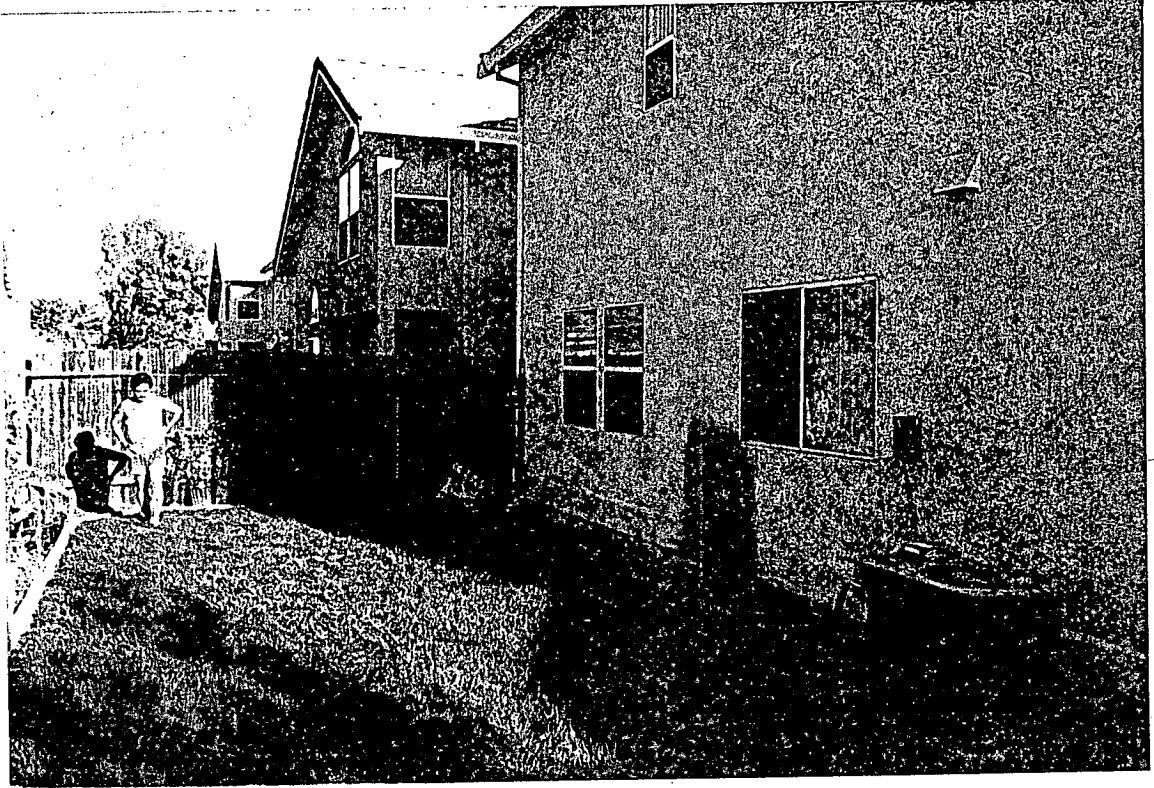
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CITY OF SACRAMENTO
CITY PLANNING DIVISION

295-115

EXHIBIT - C



295-115

MARCH 26, 1996

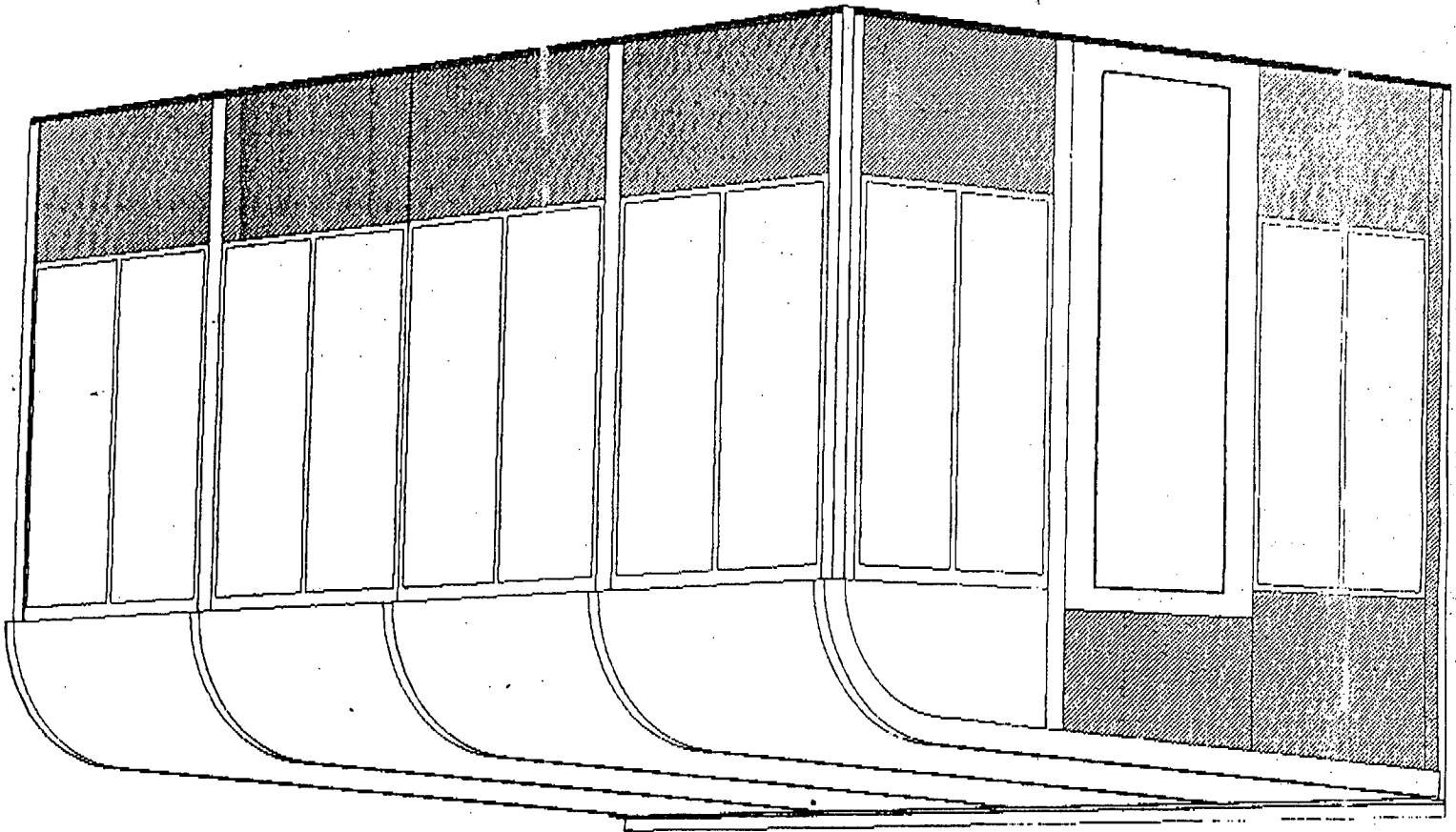
ITEM 1

ITEM 1

1996

MARCH

295-115



Metal color: White

perspective

EXHIBIT - D CI # 03938 (SUPERBANK)

Order Date: 11-6-95

Patio Concepts, Inc.

Dealer: PACIFIC BLDGS.

Customer: ANTONIO

EXHIBIT E

Eduardo Antonio
549 Francis Way
Sacto., CA 95838

James Corbert
555 Francis Way
Sacto., CA 95838

#10 on radius map

November 7, 1995

Dear James,

I am proposing to add a sunroom to the back of my home. Enclosed is a brochure showing how attractive an addition it could be.

Because of the small lots we have in our neighborhood I need to apply for a special variance to reduce the rear lot set back from 15 to 7.5 feet.

I would appreciate your approval of this project. I will need it to give to the Sacramento Planning Department.

Sincerely,

Eduardo G. Antonio
Eduardo Antonio

Yes, I approve this project

John Hoover

Date-

11/12/95

295-115

MARCH 26, 1996

ITEM 1

Eduardo Antonio
549 Franesi Way
Sacto., CA 95838

Kevin Nguyen
4350 Burgess Drive
Sacto., CA 95838

#6 on radius map

November 7, 1995

Dear Kevin,

I am proposing to add a sunroom to the back of my home. Enclosed is a brochure showing how attractive an addition it could be.

Because of the small lots we have in our neighborhood I need to apply for a special variance to reduce the rear lot set back from 15 to 7.5 feet.

I would appreciate your approval of this project. I will need it to give to the Sacramento Planning Department.

Sincerely,

Eduardo G. Antonio
Eduardo Antonio

Yes, I approve this project *Kevin Nguyen*

Date- 11-13-95

Eduardo Antonio
549 Franesi Way
Sacto., CA 95838

Jean A. Coughlin
543 Franesi Way
Sacto, CA 95838

#2 on radius map

November 7, 1995

Dear Jean,

I am proposing to add a sunroom to the back of my home. Enclosed is a brochure showing how attractive an addition it could be.

Because of the small lots we have in our neighborhood I need to apply for a special variance to reduce the rear lot set back from 15 to 7.5 feet.

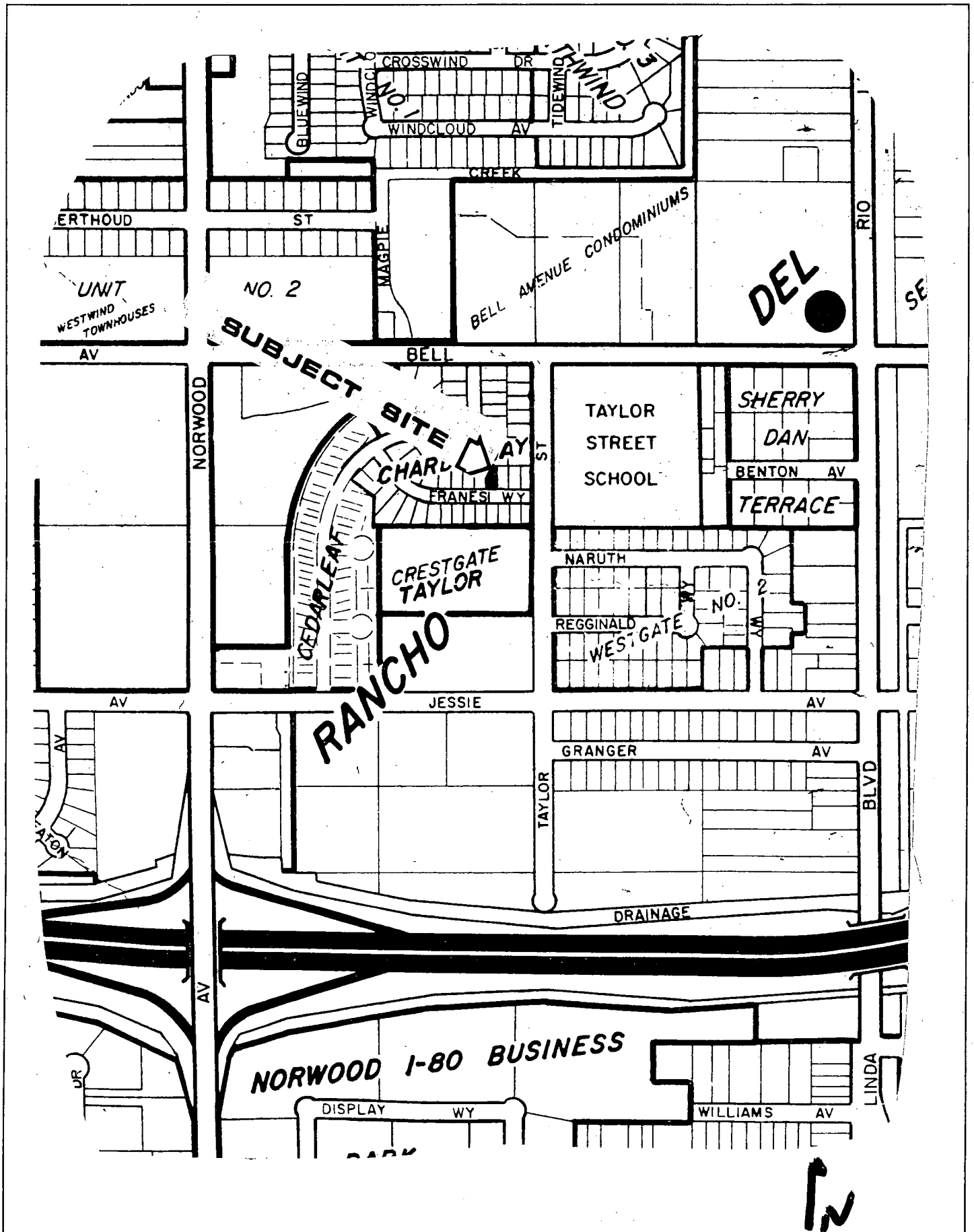
I would appreciate your approval of this project. I will need it to give to the Sacramento Planning Department.

Sincerely,

Eduardo Antonio
Eduardo Antonio

Yes, I approve this project Jean A. Coughlin

Date- 11-10-95



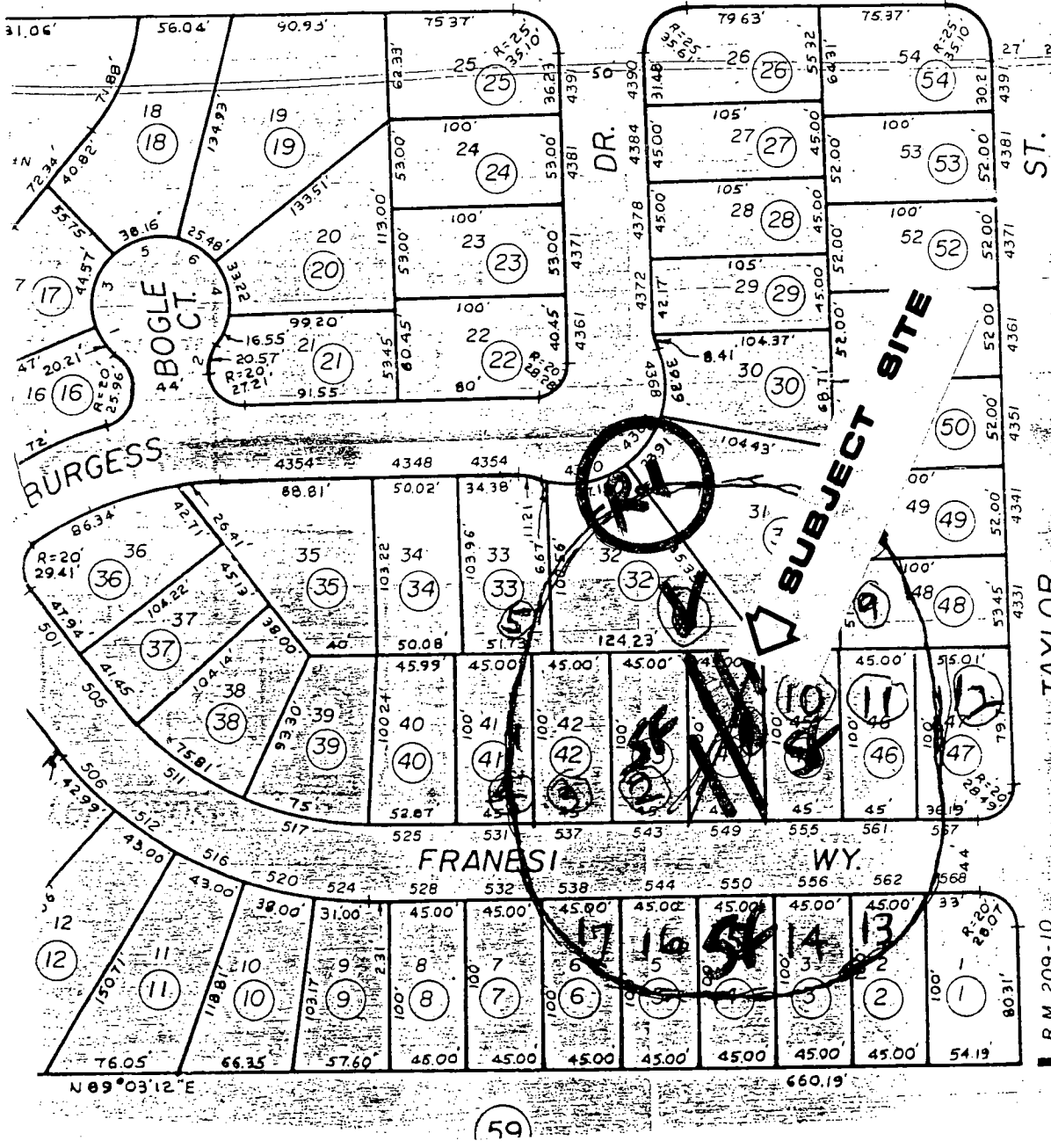
VICINITY MAP

01

-10

BELL

AVE.



BURGESS

BOGLE CT.

DR.

SUBJECT SITE

TAYLOR

FRANCESI

WY.

R.M. 209-10

N 89° 03' 12" E

660.19'

LAND USE & ZONING MAP